MEETING TO BE BROADCAST ON COMCAST CHANNEL 27 AND VERIZON CHANNELS 41 AND 42

AGENDA FOR THE REGULAR BUSINESS MEETING OF THE COUNCIL OF WEST WINDSOR TOWNSHIP 271 CLARKSVILLE ROAD TO THE EXTENT KNOWN

February 4, 2019

7:00 P.M.

- 1. Call to Order/Roll Call
- Statement of Adequate Notice January ADD DATE to The Times and the Princeton Packet.
- 3. Salute to the Flag
- 4. Ceremonial Matters and/or Topic for Priority Consideration
- 5. Public Comment: (30 minutes comment period; 3-minute limit per person)
- 6. Administration Comments
- 7. Council Member Comments
- 8. Chair/Clerk Comments
- 9. Public Hearings
- 10. Consent Agenda
 - A. Resolutions

2019-R039 Authorizing a Refund to Solar City Corporation dba Tesla Energy for Permit Fees

B. Minutes

January 7, 2019 - Reorganization and Business Session - as amended

January 7, 2019 - Closed Session - as amended

C. Bills & Claims

- 11. Items Removed from Consent Agenda
- 12. Recommendations from Administration and Council/Clerk
 - **2019-R040** Authorizing the Transfer of Funds Within the 2018 Municipal Budget for Street Lighting and Legal Costs and Services
 - **2019-R041** Authorizing the Mayor and Clerk to Execute the Agreement for Reimbursement to Colonnade Pointe Homeowners Association for 2017 Refuse and Snow Removal
 - 2019-R042 Authorizing the Approval of the Governor's Council on Alcoholism and Drug Abuse Municipal Alliance grant - Local Match is \$2,873.00 which is 50% of Cash Match shown \$5,746.00
 - 2019-R043 Authorizing the Mayor and Clerk to Execute a Professional Services Contract for the Appointment of Spiezle Architectural Group, Inc. to Provide Architectural Services Associated with the Municipal Court Facility and Public Works Facility - \$10,100.00
 - 2019-R044 Authorizing the Business Administrator to Execute Contract Amendment No. 3 with Spiezle Architectural Group, Inc. for Supplement Work for the Project Known as Municipal Building Roof Replacement and Princeton Junction Volunteer Fire Company Roof Replace Projects - \$10,800.00
 - **2019-R045** Authorizing the Mayor and Clerk to Execute a Redeveloper's Agreement with Princeton Ascend, LLC.

13. Introduction of Ordinances

2019-01 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 140 SMOKING AND THE USE OF TOBACCO PRODUCTS BANNED ADDING ARTICLE III SALES OF ELECTRONIC SMOKING DEVICES AND AMENDING CHAPTER 82 FEES, SECTION 12 HEALTH OF THE CODE OF WEST WINDSOR TOWNSHIP

PUBLIC HEARING: February 19, 2019

- 14. Additional Public Comment (three-minute limit per person)
- 15. Council Reports/Discussion/New Business
- 16. Administration Updates
- 17. Closed Session
- 18. Adjournment

- WHEREAS, said Construction Official, Domenick Cardarelli, has certified that the following applicant has paid \$857.00 for permit fees; and
- WHEREAS, said applicant had permits for 9 Eric Court cancelled by the homeowner; and
- WHEREAS, said applicant is entitled to a refund of \$818.00 which is the permit fees minus the DCA fees, which are non refundable.
- NOW, THEREFORE, BE IT RESOLVED, by the Township Council of West Windsor that the following refund be made:

Applicant	Refund
Solar City Corporation dba Tesla Energy	\$818.00
1001 Lower Landing Rd	
Ste 601	
Blackwood NJ 08012	

Adopted: February 4, 2019

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 4th day of February, 2019.

TRANSFER RESOLUTION 2018 APPROPRIATIONS

- WHEREAS, N.J.S.A. 40 A:4-59 provides for appropriation reserve transfers during the first three months of any fiscal year: and
- WHEREAS, it has been determined that appropriations require additional funding to fulfill the purpose of said appropriations:
- NOW, THEREFORE BE IT RESOLVED by the Township Council of West Windsor that the following transfers be made within the 2018 local municipal budget for the Township of West Windsor.

TRANSFER FROM <u>ACCOUNT NAME/NUMBER</u>	AMOUNT	TRANSFER TO ACCOUNT NAME/NUMBER
Electric/Natural Gas O.E. 105 56 215 A	\$ 13,000.00	Street Lighting O.E. 105 56 277 A
Clerk – Salaries and Wages S&W 105 01 101 A	\$ 19,705.00	Legal Costs & Services -Labor Counsel O.E. 105 46 210 A
Clerk – Salaries and Wages S&W 105 01 101 A	\$ 4,200.00	Legal Costs & Services -Litigation O.E. 105 46 228 A
TOTAL	\$ 36,905.00	

Adopted: February 4, 2019

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 4th day of February, 2019.

- WHEREAS, C.299 of P.L. 1989 (<u>NJSA</u> 40:67-23.2 <u>et seq.</u>) establishes a policy and schedule of the reimbursement of costs for refuse and recycling collection and disposal, snow removal and street lighting costs incurred by qualified private communities as defined by the law; and
- WHEREAS, Colonnade Pointe Homeowners Association qualifies as such community; and
- WHEREAS, the Township of West Windsor has agreed to reimburse the above mentioned Condominium and Homeowners for snow removal costs and refuse and recycling costs for 2017;
- WHEREAS, funds are available as evidenced by the Chief Financial Officer's certification of funds;

Colo	nnade Pointe Homeowners Association		
	Snow Trust - 2017	121407	\$ 1,905.85
	Refuse and Recycling - 2017	101001	<u>\$ 27,249.71</u>
Total	l		<u>\$ 29,155.56</u>

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor, County of Mercer, and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute agreement with this Association to reimburse them for certain snow removal and refuse and recycling costs pursuant of NJSA 40:67-23.2 ET. Seq. in the following amounts.

Colonnade Pointe Homeowners Association		
Snow Trust - 2017	121407	\$ 1,905.85
Refuse and Recycling - 2017	101001	<u>\$ 27,249.71</u>
Total		<u>\$ 29,155.56</u>

Adopted: February 4, 2019

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at its meeting held on the 4th day of February, 2019.

Governor's Council on Alcoholism and Drug Abuse Grant Term July 1, 2019 to June 30, 2020 RESOLUTION

- WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.
- WHEREAS, the Township of West Windsor, County of Mercer, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has established a Municipal Alliance Committee; and,
- WHEREAS, the Township of West Windsor was approved for a Municipal Alliance grant for the July 1, 2019 through June 30, 2020 grant term; and
- WHEREAS, funding has been made available to the West Windsor-Plainsboro Municipal Alliance in the amount of \$22,984.00 for the period of July 1, 2019 to June 30, 2020, contingent upon meeting the 25% Cash Match and 75% In-Kind Match grant requirement for the funding; and
- WHEREAS, Certification of Funds has been received from the Chief Financial officer and funds of said contract are available in the following line item and appropriation accounts: Account Title: Municipal Alliance Grant Contribution

07/01/2018-12/31/2018	105-95-599	\$1,436.50
01/01/2019-06/30/2019	105-95-599	\$1,436.50

NOW, THEREFORE, BE IT RESOLVED that the Township of West Windsor does hereby authorize the submission of the grant for the West Windsor-Plainsboro Municipal Alliance grant in the amount of:

DEDR	\$ 22,984.00
Cash Match	\$ 5,746.00
In-Kind	\$ 17,238.00

The Township of West Windsor Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: ____

Hemant Marathe, Mayor

CERTIFICATION

I, Gay M. Huber, Municipal Clerk of the Township of West Windsor, County of Mercer, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township of West Windsor, NJ on this 4th day of February 2019.

- WHEREAS, the Township of West Windsor has a need to acquire professional architectural services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and
- WHEREAS, Spiezle Architectural Group, Inc. has submitted a proposal dated November 14, 2018 indicating they will provide professional architectural services in conjunction with a minor renovation located at the Township Court Facility along with undertaking a study of the Township Public Works Facility for possible future expansion for Ten Thousand One Hundred Dollars (\$10,100.00), which includes Five Hundred Dollars (\$500.00 dollars) for reimbursable costs; and
- WHEREAS, the Township wishes to enter into an agreement with Spiezle Architectural Group, Inc. for the aforesaid services; and
- WHEREAS, the total amount of the contract is Ten Thousand One Hundred Dollars (\$10,100.00), which includes Five Hundred Dollars (\$500.00 dollars) for reimbursable costs; and
- WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

Public Works Complex Improvements	405-2015-06 022	\$4,700.00
Police\Court Bldg. General Improvements	405-2017-21 023	\$5,400.00

- NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor as follows:
- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township a professional services agreement with the Spiezle Architectural Group, Inc., for an amount not to exceed Ten Thousand One Hundred Dollars (\$10,100.00), which includes Five Hundred Dollars (\$500.00 dollars) for reimbursable costs.
- (2) The Agreement so authorized shall require the Provider to provide professional architectural design services pursuant to its proposal dated November 14, 2018. The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to <u>N.J.S.A</u>. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Contract between the Township and the Spiezle Architectural Group, Inc. and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 4, 2019

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 4th day of February 2019.

- WHEREAS, the Township of West Windsor required professional architectural services on a consultant basis in conjunction with the project known as Municipal Building Roof Replacement Project and the Princeton Junction Volunteer Fire Station Roof Replacement Project; and
- WHEREAS, On April 24, 2017, Township Council passed Resolution 2017-R126 authorizing a professional services agreement with the Spiezle Architectural Group of Hamilton, NJ in the amount of \$30,650.00 for architectural services associated with Municipal Building Roof Replacement and the Princeton Junction Volunteer Fire Station Roof Replacement Projects; and
- WHEREAS, On January 29, 2018, Township Council passed Resolution 2018-R054 authorizing the first amendment to the professional services agreement with the Spiezle Architectural Group of Hamilton, NJ in the amount of \$375.38 for reproduction costs of public bidding documents associated with the projects for a revised total amount of \$31,025.38; and
- WHEREAS, On April 23, 2018, Township Council passed Resolution 2018-R117 authorizing the second amendment to the professional services agreement with the Spiezle Architectural Group of Hamilton, NJ in the amount of \$36,400.00 for enhanced construction administration and observation services associated with the roof replacement projects for a revised total amount of \$67,425.38; and
- WHEREAS, the Spiezle Architectural Group has submitted a proposal dated January 9, 2019 in the amount of \$10,800.00 for additional construction administration and observation services associated with the roof replacement projects for a revised total amount of \$78,225.38; and
- WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation account:

Municipal Complex Renovations 405-2017-21 006 \$10,800.00

- WHEREAS, said Amendment #3 to the Agreement for Professional Services has been reviewed by the Township Facilities Maintenance Manager and is being recommended to be executed; and
- WHEREAS, services to be performed may be retained by the Township without public advertising for bids pursuant to the Local Public Contracts Law, <u>N.J.S.A.</u> 40A:11-5(1)(a) because the aforesaid services are professional in nature; and
- WHEREAS, the Local Public Contracts Law requires a resolution authorizing the award of a contract for the services without competitive bidding be publicly advertised;

Page 2 2019-R044

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor as follows:

- 1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township, Amendment #3 to the Agreement for Professional Architectural Services with the Spiezle Group of Hamilton, NJ.
- 2) This contract is awarded without competitive bidding as a "Professional Service" in accordance with <u>N.J.S.A.</u> 40A:11-5(1)(a) of the Local Public Contracts Law.
- 3) All other terms and conditions of the Agreement with the Spiezle Architectural Group, dated April 24, 2017 remain in full force and effect.
- 4) An Executed copy of the revised Agreement between the Township and the Spiezle Group and a copy of this Resolution shall be on file and available for public inspection in the office of the Township Clerk

Adopted: February 4, 2019

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 4th day of February 2019.

- WHEREAS, by resolution adopted on December 19, 2005, the Township Council (the "Township Council") of the Township of West Windsor (the "Township") designated a series of properties in Blocks 5, 6, 6.2, 12.04, 13, 57, 59 and 64 on the Township's tax maps (collectively, together with the Additional Parcels (defined below), the "Redevelopment Area") as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et. seq.* (the "Redevelopment Law"); and
- WHEREAS, by ordinance adopted on March 23, 2009, the Township Council approved and adopted a redevelopment plan for the Redevelopment Area, entitled "Township of West Windsor Redevelopment Plan for Princeton Junction" (the "Redevelopment Plan"); and
- WHEREAS, on December 22, 2014, the Township Council, after appropriate review by, and at the recommendation of the Planning Board, adopted a resolution designating the area consisting of Block 5, Lots 62 and 76 (the "Additional Parcels") as an area in need of redevelopment; and
- WHEREAS, on February 27, 2017, the Township Council, after appropriate review by, and at the recommendation of the Planning Board, adopted an ordinance approving and adopting an amendment to the Redevelopment Plan to include therein the Additional Parcels; and
- WHEREAS, Princeton Ascend, LLC (the "Redeveloper") has expressed an interest in redeveloping the portion of the Redevelopment Area consisting of Block 12.04, Lot 25 on the Township's tax map (collectively, the "Project Area"); and
- WHEREAS, the Redeveloper proposed to construct, on the Project Area, a mixed-use project including approximately 12,248 square feet of commercial space, 17 apartments (5 of which will be units restricted to households of very low, low and moderate income), six 2 ½ story live/work units, along with parking and storm-water management facilities and other ancillary site improvements (collectively, the "Redevelopment Project"); and
- WHEREAS, the Township has determined that the Redevelopment Project is in the best interests of the Township; and
- WHEREAS, the Township engaged in preliminary discussions with representatives of the Redeveloper regarding the potential redevelopment of the Project Area, including the discussion of terms and provisions of an agreement governing the Redevelopment Project; and

Page 2 2019-R045

- WHEREAS, the Township now desires to designate the Redeveloper as the redeveloper of the Project Area and to approve a form of a redevelopment agreement by and between the Township and the Redeveloper (the "Redevelopment Agreement").
- NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Township Council of West Windsor, County of Mercer, State of New Jersey, that the Redeveloper is hereby designated as the redeveloper of the Project Area, subject to the execution of the Redevelopment Agreement.
- BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the Redevelopment Agreement by and between the Township and the Redeveloper, in a form substantially similar to that on file with the Township Clerk with such additions, deletions and modifications as may be deemed necessary and appropriate, and the Township Clerk is hereby authorized and directed to attest the Mayor's execution of the Redevelopment Agreement.
- BE IT FURTHER RESOLVED that the Mayor is further authorized to execute any and all Documents necessary to effectuate the intent of this resolution and the implementation of the Redevelopment Agreement.
- BE IT FURTHER RESOLVED that the Chief Financial Officer of the Township is hereby authorized to open, administer and/or close, as applicable, such accounts as may be required from time to time in order to implement the Redevelopment Agreement, and to, as necessary, resolve disputes over charges to be paid therefrom.

ADOPTED: February 4, 2019

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 4th day of February, 2019.

ORDIANCE 2019-01

TOWNSHIP OF WEST WINDSOR

MERCER COUNTY, NEW JERSEY

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 140 SMOKING AND THE USE OF TOBACCO PRODUCTS BANNED ADDING ARTICLE III SALES OF ELECTRONIC SMOKING DEVICES AND AMENDING CHAPTER 82 FEES, SECTION 12 HEALTH OF THE CODE OF WEST WINDSOR TOWNSHIP

- WHEREAS, the use of electronic smoking devices has been found to be a significant health concern for youth in the United States; and
- WHEREAS, Township Council recognizes that electronic smoking devices are available in local retail stores and the risk that young people begin to use these products poses a significant danger to their health and well-being; and
- WHEREAS, the Surgeon General and the Centers for Disease Control recommend a multifaceted, community-wide approach to address this emerging health threat for young people in our communities; and
- WHEREAS, the State of New Jersey has established regulations which prohibit the sale of tobacco products and any type of smoking devices, including electronic smoking devices, to someone under the age of 21; and
- WHEREAS, the Township Code sets forth certain licensing requirements for businesses operating in the Township; and
- WHEREAS, Township Council desires to establish requirements for the licensure and operation of businesses in the Township that sell electronic smoking devices to support a tobacco age of sale inspection and educational outreach program aimed at reducing youth access to these products; and
- NOW THEREFORE BE IT ORDAINED, by the West Windsor Township Council, in the County of Mercer, State of New Jersey, as follows:

Chapter 140

Article III: Sales of Electronic Smoking Devices

140-9 Purpose.

The purpose of this Article is to establish licensing requirements for establishments that sell electronic smoking devices. The funds collected through licensure of such establishments shall

be used to fund the development and maintenance of a tobacco age of sale enforcement program and other smoking cessation, prevention and control programs as may be established by the West Windsor Township Health Department.

140-10 Definitions.

As used in this Article, the following terms shall have the meanings indicated:

Electronic smoking device means an electronic or other powered device that can be used to deliver nicotine or other substances to the person inhaling from the device, including but not limited to, electronic cigarette, cigar, cigarillo or pipe, or any cartridge or other component of the device or related product including but not limited to any substances used in such devices, such as liquids or powders.

Person means an individual, partnership, cooperative, association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity.

Retail electronic smoking device establishment means a physical establishment, duly licensed by the Board of Health, that sells, offers for sale, gives, distributes or furnishes electronic smoking devices designed for consumption through inhalation.

Smoking means the burning of, inhaling from, exhaling the smoke from, or the possession of a lighted cigar, cigarette, pipe or any other matter that can be smoked, or the inhaling or exhaling of smoke or vapor from an electronic smoking device.

Vapor/Vape Shop is a retailer that either devotes 25% or more of the floor area or display area to, or derives 75% or more of gross sales receipts from, the sale of electronic smoking devices and/or related products.

140-11 License requirements; fees.

A. No person shall conduct, maintain or operate a retail electronic smoking device establishment that sells, offers for sale at any cost or no cost, distributes or furnishes electronic smoking devices, or any cartridge or other component of the device or related product without first obtaining a license to do so.

B. No itinerant establishments or vendors shall be permitted to obtain an electronic smoking device establishment license.

C. Applications for licenses shall be submitted, together with the fee established in Chapter 82, Fees, as follows:

(1) Applications shall be submitted not less than 30 days prior to the proposed date of commencement of operations.

(2) All licenses issued for electronic smoking device establishments shall expire on January 1 of the year following which they were issued or upon transfer of ownership or operation of the licensed premises, whichever comes first.

(3) Applications for renewals of annual licenses shall be submitted on or before December 1 of each year preceding the year for which the application is made.

140-12 Requirements and Prohibitions.

No person shall sell or offer for sale at any cost or no cost, distribute or furnish electronic smoking devices or any cartridge or other component of the device or related product to any person under the age of 21 years.

- A. Licensed retail electronic smoking device establishments shall conspicuously post signs having a minimum size of six inches by eight inches (6 x 8) where EDS and related products are displayed and at all points of sale notifying customers that proof of age is required to purchase such products.
- B. No person or retailer selling electronic smoking devices shall allow an employee to sell or distribute such products until the person has read the local ordinances and state laws pertaining to the sale and distribution of ESDs and has signed a *Statement of Understanding* form that they have read and understand such ordinance and laws. A list of applicable regulations and a *Statement of Understanding* form shall be provided to the establishment owner/representative by the West Windsor Health Department. The signed *Statement of Understanding* form for each separate employee shall be maintained by the owner on the premises for a minimum of one (1) year following the employee's termination of employment.
- C. The establishment shall post the license in a conspicuous place in such establishment.
- D. As a condition prior to the issuance of a license or renewal of any such license, the applicant or licensee shall be required to establish, by written documentation, that the person in charge of the retail ESD establishment has established an employee training policy.
- E. Smoking, vaping, consuming or otherwise sampling electronic delivery devices or refill products is prohibited within a facility licensed as retail electronic smoking device establishment.

- F. The sale of any electronic smoking device refill including but not limited to any and all liquids, gels, wax or powders, and whether or not such refill contains nicotine, that is intended for human consumption and is not contained in packaging that is child-resistant is prohibited as set forth in N.J.S.A. 2A:170-51.9 et seq.
- G. License holders can only do in-person sales of ESD at their retail electronic smoking device establishment. There shall be no sales at nonregistered retail locations or mobile locations, including but not limited to, street fairs, local fairs, festivals or similar events.
- H. Vapor/Vape shops shall be prohibited from obtaining a license to operate retail electronic smoking device establishments in this municipality.

140-13 Enforcement.

- A. The provisions of this Article shall be enforced by the Health Officer, Chief of Police and/or their designees. Additional municipal officials may be appointed as enforcement agents by the Business Administrator as deemed necessary.
- B. Any person found to be selling or offering electronic smoking devices or product without a valid license issued by the Health Department shall cease activity immediately upon receipt of written order by the enforcement official.

140-14 Violations and penalties.

- A. Any person(s) who is found to be in violation of the provisions of this Article shall, upon conviction, pay a fine of \$250 for the first violation, \$500 for the second violation, and \$1,000 for third and each subsequent violation. Each violation, and every day in which a violation occurs, shall constitute a separate violation. No fines shall be issued for sixty (60) days after publication of this ordinance.
- B. In addition to the penalty assessment in 140-13 A, a person(s) found guilty of 3 or more violations of 140-11A, sales of electronic smoking devices or products to a youths under the age of 21, will, upon conviction, have the license permanently revoked.

- C. The foregoing civil penalties are in addition to any penalties that may be imposed under N.J.S.A. 2A: 170-51, et seq. and N.J.S.A. 2C:33-13.1, et seq.
- D. The defenses enumerated in N.J.S.A. 2A:170-51,4b and N.J.S.A. 2C:33-13.1b shall constitute defenses to any prosecution brought pursuant to this Article.
- E. Civilian complaints may be filed in Municipal Court against violators of this Article.

82-12 Health

J. Retail electronic smoking devices establishment. The annual fee for an electronic smoking device establishment license shall be \$1,500.00.

INTRODUCTION: PUBLIC HEARING: ADOPTION: MAYOR APPROVAL: EFFECTIVE DATE: